



Recommendation for Action

File #: 21-3152, **Agenda Item #:** 16.

11/4/2021

Posting Language

Authorize negotiation and execution of a Construction Manager at Risk Agreement with Flintco, LLC, for preconstruction and construction services for the Beverly S. Sheffield Northwest District Park and Montopolis Neighborhood Park Aquatic Facilities project in an amount not to exceed \$12,540,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.00% MBE and 5.50% WBE participation.].

Lead Department

Capital Contracting Office.

Managing Department

Parks and Recreation Department.

Fiscal Note

Funding is available in the Fiscal Year 2021-2022 Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Best Value to the City of Austin of three offers received.

Prior Council Action:

September 30, 2021 - City Council authorized negotiation and execution of a professional services agreement with Marmon Mok, LLP to provide professional design services for the Beverly S. Sheffield Northwest District Park and Montopolis Neighborhood Park Aquatic Facilities project in an amount not to exceed \$1,450,000.

September 30, 2021 - City Council authorized negotiation and execution of a professional services agreement with ECM International, Inc. to provide project management services for the Beverly S. Sheffield Northwest District Park and Montopolis Neighborhood Park Aquatic Facilities project in an amount not to exceed \$650,000.

February 4, 2021 - City Council approved the use of Construction Manager at Risk project delivery methodology.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749; Beverly Mendez, 512-974-3596; or the Project Manager, Patrick Beyer, 512-974-9476.

Additional Backup Information:

With passage of Proposition C of the 2018 General Obligation Bond Program, the Parks and Recreation Department received funding for the renovation of both Montopolis Neighborhood and Beverly S. Sheffield Northwest District Park Pools. Additional funding from Parkland Dedication Fees will support accessibility and other improvements to the facilities. These facilities were identified as failing and in need of complete renovation in the 2014 Aquatic Assessment and the 2018 Council approved Aquatic Master Plan. The design phase for this project will be underway Spring of 2022. The Construction Manager-at-Risk will provide pre-construction services throughout the design phase as well as construction phase services.

The Montopolis Neighborhood Park is located southeast of downtown Austin. The existing pool was constructed in 1978. The Austin Aquatic Vision Plan, adopted in 2018, calls for Montopolis Pool to be renovated as a community pool featuring a 7,000 sq ft pool, 9,000 sq ft pool deck, and new pool house. The Beverly S. Sheffield Northwest District Park is located in northwest Austin. The pool was constructed in 1956 and is scheduled to become a Regional Aquatics Facility according to the 2018 Austin Aquatic Vision Plan. The new pool design will feature a 14,000 sq ft pool, a 14,000 sq ft pool deck, and a new pool house. The estimated construction budgets are \$5,045,000 for the Montopolis Neighborhood Park Pool and \$7,495,000 for the Northwest District Park Pool for a total of \$12,540,000.

The recommended contractor was the highest scoring of three evaluated respondents.

Prior to entering into the Construction Phase, the City will establish Minority-owned Business Enterprise and Women-owned Business Enterprise goals for construction. The Construction Manager at Risk firm will submit a Compliance Plan meeting the construction goals or documentation detailing their good faith effort(s) to meet the established goals.

The Construction Manager at Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a Construction Manager at Risk firm to perform preconstruction and construction phase services. The role of the Construction Manager at Risk firm goes beyond performing general contractor services. The Construction Manager firm is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the Construction Manager firm begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

The Construction Manager firm is recommended by a City-staffed evaluation panel that evaluated and scored proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code Chapter 2269, the City will select a construction manager firm that will provide the "best value" to the City for preconstruction and construction services for the project.

A delay in award of this contract would delay the project timeline and overall delivery of the project. The public's use of the two pools will not be impacted until construction begins, estimated in the fall of 2023.

The contract allows 510 calendar days for completion of this project. The Montopolis Neighborhood Park Pool is located within zip code 78741 (District 3) and the Beverly S. Sheffield Northwest District Park Pool is located within zip code 78757 (District 7).

Flintco, LLC, is located in Austin, TX.

Strategic Outcome(s):

Safety, Government that Works for All, Health and Environment.